



**CALIFORNIA STATE  
PUBLIC WORKS BOARD**

EDMUND G. BROWN JR. • GOVERNOR

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**STATE PUBLIC WORKS BOARD  
January 13, 2014**

**MINUTES**

**PRESENT:**

Mr. Tom Dyer, Legislative Director, Department of Finance  
Mr. Esteban Almanza, Chief Deputy Director, Department of General Services  
Mr. Richard D. Land, Chief Deputy Director, Department of Transportation

**CALL TO ORDER AND ROLL CALL:**

Mr. Tom Dyer, Chairperson of the Board called the meeting to order at 10:00 a.m.  
Ms. Aurelia Bethea, Executive Assistant for the Board, called the roll. A quorum was established.

**MINUTES:**

The first order of business was approval and adoption of the minutes from the December 13, 2013 meeting. Mr. Rogers reported that staff had reviewed the minutes and recommended approval and adoption of the minutes.

**A motion was made by Mr. Almanza and seconded by Mr. Land to approve and adopt the minutes from the December 13, 2013 meeting. The minutes were approved by a 3-0 vote.**

**CONSENT ITEMS:**

Mr. Rogers informed the Board there were 10 Consent Items. In summary, the consent calendar consisted of the following requested actions:

- 1 request to authorize acquisition [Item 1]
- 2 requests to establish scope, cost and schedule [item 2 and 3]
- 1 request to approve preliminary plans, recognize revised project costs and approve the use of inmate/ward labor [Items 4]
- 2 requests to approve preliminary plans and recognize revised project costs [Items 5 and 7]
- 1 request to approve preliminary plans and the use of inmate/ward labor [Items 6]
- 3 request to recognize revised project costs [Items 8, 9, and 10]

Mr. Rogers reported in regards to Consent Item #9, the Department of Corrections and Rehabilitation's Jail Project located in San Luis Obispo County, correspondence was received from Mr. Crawford expressing concern and opposition to the County jail project and requesting the Board to not approve the project. Mr. Rogers stated he had spoken to staff from the Board of State and Community Corrections and they and the county remain supportive of this project.

In summary, staff recommended approval of the Consent Calendar consisting of Consent Items 1 through 10.

There were no comments or questions from the Board or the public.

**A motion was made by Mr. Land and seconded by Mr. Almanza to approve Consent Items 1 through 11. The Consent Items were approved by a 3-0 vote.**

### **OTHER BUSINESS:**

Mr. Rogers stated for Other Business Item #1, staff was seeking approval to enter into two contracts with Cushman & Wakefield Western, Inc. for valuation services to assist the Board with its asset transfer financings.

Asset transfer financings allow the Board to sell bonds on an existing, unencumbered public building and to use the bond proceeds towards the design and/or construction of other authorized lease revenue bond financed projects. In order to utilize this type of financing, the value of the unencumbered public building(s) needs to be assessed. Accordingly, authorization is requested to enter into two contracts with Cushman & Wakefield Western, Inc., (Cushman): (1) a valuation contract for various buildings at North Kern State Prison for the Board's spring 2014 bond sale as specified below; and (2) authorize the execution of a valuation contract for future program needs, specifically, there is an ongoing need for valuation services in order to facilitate future asset transfer bond sales. Given the Board's prior experience with Cushman, staff recommended executing a new contract with this firm for the provision of these services. The proposed contract is valued at \$200,000 and is for a term of two years.

Staff recommended authorizing entering into two contracts, as specified above, for asset valuation services.

There were no questions or comments from the Board or the public.

**A motion was made by Mr. Almanza and seconded by Mr. Land to approve adopt staff recommendation. The staff recommendation was approved 3-0 vote.**

### **REPORTABLES:**

Mr. Rogers informed the Board there were three Reportables this month:

Department of Mental health, Metropolitan State Hospital, Norwalk Los Angeles County:

- Approve an augmentation, \$757,000

California Community Colleges, Coast Community College District, Orange County:

- Approved a reversion of project savings, in the amount of \$1,143,000

California Community Colleges, Santa Clarita Community College District, Los Angeles County:

- Approved a reversion of project savings in the amount of \$783,000

**NEXT MEETING:**

Mr. Rogers stated the next State Public Works Board meeting is scheduled for **Friday, February 14, 2014, at 10:00 a.m., at 915 L Street in the Redwood Room.**

Mr. Dyer asked if there were any comments or questions from the Board or the public. There were none.

The meeting was adjourned at 10:07 a.m.